



Staffordshire County Council
Town and Country Planning Act 1990
Development Management Procedure Order 2015

To: Staffordshire Moorlands
 Staffordshire Moorlands District Council
 Moorlands House
 Stockwell Street
 Leek
 ST13 6HQ
Application Type: COU

Applicant:

Officer:

District Reference: SMD/2025/0179

Our Reference: SMD20250179

Date Responded: 15-May-2025

Date Received: 28-Apr-2025

Particulars of Development:

Change of use of part of the building from church community room to ground floor flat.

Location of Development:

GORSTY HILL UNITED CHURCH, Gorsty Hill Road, STOKE-ON-TRENT, ST10 4EQ

Recommendation Summary: Conditional

Site Visit Conducted on: 14-May-2025

CONDITIONS

1. The development hereby permitted shall not be brought into use until the access to the site within the limits of the public highway has been completed.
2. Before the proposed development is brought into use details of the vehicular access to the site within the highway shall be submitted to and approved in writing by the Local Planning Authority. The access to the site shall thereafter be constructed in accordance with the approved details before the proposed development is brought into use.
3. The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 5m back from the site boundary in accordance with details to be first submitted to and approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details.

REASONS

ALL To comply with NPPF Paragraph 115, 116; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The dropped crossing to the site shall be constructed in accordance with the submitted drawing and SCC Highways requirements. Please note that prior to the access being constructed you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Please complete and send to the address indicated on the application form (or email to trafficandnetwork@staffordshire.gov.uk)
 Vehicle access crossing (dropped kerb) - Staffordshire County Council
<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

NOTES TO PLANNING OFFICER

Application is to convert ground floor room into a flat.

Site is sustainably located close to Tean village centre. Gorsty Hill Road has no footway but is lightly trafficked and speeds are likely to be low.

Driveway is proposed to the side of the building to accommodate a parked vehicle. There does not appear to be any parking for the existing first floor flat. Provision of one space is an improvement over the existing.

Works will be required to construct the parking space but no details have been submitted - hence conditions above.

As the driveway is above the level of the adjacent car park and any parked vehicle will be very close to the retaining wall, it is strongly recommended that a structural engineer and a geotechnical engineer be consulted to ensure the existing wall can accommodate additional loading or what works will be required to strengthen the wall - prior to the start of any works.

Gorsty Hill Road is the unclassified D1201. Turning area is not required.

Current records show that there were no Personal Injury Collisions on Gorsty Hill Road within 50m either side of the property access in the previous five years.

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority